

ARTICLE C. MVB MOUNTAIN VIEW BOULEVARD CORRIDOR OVERLAY ZONElinklink

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9-11C-1: PURPOSE

The purpose for which the MVB overlay district is created is to ensure that the village's principal arterial streets are developed in a consistent and orderly manner that complements the natural setting of the Moreno Valley.

As Angel Fire grows and develops, there are two (2) populations that have to be addressed and served. The first is that population that calls Angel Fire and the Moreno Valley home full time. The second is that population of seasonal visitors and "second" homeowners that make up our tourism industry.

Currently, there are very few buildings in Angel Fire that are fifty (50) years old to qualify as historical. There is not an existing historical area to preserve. In corporate America, we are witnessing the homogenization of most cities and towns to the point that it is difficult to distinguish one main street from another.

~~We have the opportunity, using current building technologies, to construct buildings and a streetscape that represent our time and which will be the historical record for future generations of residents and visitors. (Ord. 2008-14, 12-2-2008)~~

9-11C-2: PERMITTED USES:

A. All of the permitted uses of the underlying zone. (Ord. 2008-14, 12-2-2008)

9-11C-3: CONDITIONAL USES:

A. All of the conditional uses of the underlying zone. (Ord. 2008-14, 12-2-2008)

9-11C-4: DEVELOPMENT STANDARDS:

A. Area Covered By Overlay Zone: All lots, tracts, and parcels that share a common boundary [over Fifty feet (50')wide with Mountain View Boulevard [from Sage Lane North] or with U.S. 64 shall be included in this overlay zone.

B. Minimum Lot Area: Five thousand (5,000) square feet.

C. Minimum Front Lot Width: Fifty feet (50').

D. Building Setbacks:

1. Minimum front setback: Ten feet (10') from any right of way.

~~2. Maximum front setback: Forty five feet (45') from any right of way.~~

3. Minimum side setback: Ten feet (10') ~~or zero lot line.~~

4. Minimum rear setback: Twenty feet (20').

5. Minimum building separation on same lot: Ten feet (10').

E. Maximum Building Height: Forty feet (40'); chimneys, forty five feet (45').

F. Open Space: Twenty percent (20%) of the lot area shall be open, unencumbered, and free of any building, structure, driveway or parking areas. ~~Half of the required open space shall be located along that portion of the lot that is adjacent to Mountain View Boulevard or U.S. 64.~~

G. Site Plan Approval Required: All additions and/or new commercial and residential projects must secure site plan approval from council, with a recommendation from the commission.

H. Parking: The following requirements are in addition to the parking requirements in section 9-7-4 of this title:

1. Minimum employee parking: One per employee for the purpose of computing parking requirements based on employees, calculations shall be based on the largest number of persons working on any single shift.

2. All other provisions of section 9-7-4 of this title apply. (Ord. 2008-14, 12-2-2008)

9-11C-5: ARCHITECTURAL GUIDELINES:

Generally accepted architectural styles shall be compatible with Angel Fire alpine environment and may include alpine mountain style and pueblo/Spanish revival style or a combination of these two (2).

Alpine mountain is characterized by deep eaves, heavy timber, rough finishes of wood and stone, steeply pitched roofs with prominent and varied roof planes. Pueblo style is characterized by parapet walls with earth tone stucco finishes, deep eaves, exposed wood window lintels, rounded corners on walls, doors and windows, and multiple facades stepped up and set back with each building level.

A. Mass Limitation: All additions and/or new commercial and residential construction that exceeds twenty thousand (20,000) gross square feet shall be designed in such a way that the massing appears to the viewer as two (2) or more building blocks, none of which shall exceed twenty thousand (20,000) gross square feet.

B. Pedestrian Features: Buildings with facades that are greater than one hundred feet (100') in width shall be visually broken up with mature landscaping (see section 9-7-5 of this title), portals, covered walkways, courtyards or other design features that are pedestrian friendly. Facades shall incorporate at least one or a combination of the following features along a minimum of fifty percent (50%) of the length of the primary facade:

1. Display windows, provided the sill height does not exceed forty five inches (45") above the finished floor and the overall glass height is a minimum of forty eight inches (48"). Where windows are provided, they shall not be mirrored or opaque along the ground floor.

2. Doors/entrances.

3. Portals, arcades, canopies, trellises, or awnings associated with windows or other three-dimensional elements that provide shade and/or weather protection.

4. Raised planters located adjacent to the facade, with living, vegetative materials such as ornamental grasses, vines, spreading shrubs, flowers, or trees.

- ~~5. A minimum ten foot (10') wide landscaped area planted adjacent to the primary facade. One shade tree for every fifty (50) linear feet of facade shall be provided in the landscaped area. Living plant material shall cover at least seventy five percent (75%) of the landscaped area measured from the mature spread of the plants.~~

6. Pedestrian sidewalks, a minimum of eight feet (8') in width, shall be provided along the entire length of major facades containing building entrances.

C. Building Facades: In order to avoid blank building facades, facades shall incorporate at least one of the following features:

1. Wall plane projections or recesses shall be at least two feet (2') in depth, occurring at least every one hundred feet (100').

2. A vertical change in color, texture, or material occurring every fifty (50) linear feet.

3. A change in visible roof plane or parapet height (in the case of pueblo/Spanish revival style) for every one hundred feet (100') in length.

D. Color:

1. Stucco of earth tone shades of brown, clay or coral with natural wood stained trim or colored accents.

2. Wood sided buildings using natural stains or earth tone colors.

3. The painting of any part of buildings with bold patterns, checks, and using buildings as signs is prohibited. (Ord. 2008-14, 12-2-2008)

E. Rooflines:

1. A minimum twelve inch (12") overhang is required unless parapet walls are utilized in the design. (Ord. 2013-07, 8-13-2013)

2. The use of dormer windows is encouraged. Parapet walls shall conceal the roofline completely.

3. Parapet roof downslopes shall face away from Mountain View Boulevard and U.S. 64.

4. Entryways shall be designed to shed water and snow away from entries.

5. For roof materials, see subsection 9-7-11E of this title.

F. Doors And Windows: The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade, except for the use of large display windows located under the portals/walkways of commercial buildings and applications of passive solar features.

G. Garage Doors And Drive-Through Facilities: Unscreened garage doors, automobile service bays and drive-through facilities shall ~~only~~ [not] be located on the same side ~~from~~ [as] Mountain View Boulevard.

H. Building Service Areas: Areas for loading and unloading, trash collection and disposal, and utility services must be located away from and screened from view from ~~all public rights of way~~ [Mountain View Blvd or Highway 64].

I. Mechanical Design: All heating/cooling and other mechanical equipment mounted on the building must be screened from view by an architectural element of the building. Overhead wiring is prohibited.

J. Signage:

1. Only backlit signs are permitted as lighted attached signage. Monument signs may be downlighted as long as there is no light spillage to adjacent sites. (Ord. 2008-14, 12-2-2008)

2. Canopy signage displaying company logos are permitted and will not be counted as part of the permitted signage, provided there is no text. Text on canopies will be calculated as part of the permitted freestanding signage. (Ord. 2007-01, 3-16-2007)

3. Sign frames and posts shall be made of heavy timber. Other materials such as metal or concrete frames shall be stuccoed or have a wood veneer.

4. All other provisions of chapter 8 of this title shall apply.

K. Solar Applications: Solar and other energy collecting and conserving features are strongly encouraged to be incorporated into the structure.

~~1. Solar hardware shall be integrated into the building design, built into and mounted flush with the roof.~~

2. [1] Solar features that do not comply with the above shall be hidden from public view by a screening device or disguise. Screening methods include: benches, berms, landscaping or buildings to block from public view, and ground mounted apparatus. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided.

~~3.~~[2] Solar wind fins [turbines] are permitted, provided they do not exceed ~~thirty~~ 15 feet (30') (15') in height measured from the ground.

L. Vehicular Access: Vehicular access to the site shall be from streets other than Mountain View Boulevard wherever possible. These streets shall be perpendicular to and connected to Mountain View Boulevard. However, if it is determined that vehicular access will be from Mountain View Boulevard, then ingress/egress shall be limited to ~~one~~ [two] driveways and will include an acceleration and deceleration lane as per NMDOT specifications.

M. Landscape/Screening: Landscape screening shall be provided where nonresidential development abuts residential development and along Mountain View Boulevard within the ~~twenty five foot (25')~~ [ten foot (10')] landscape setback.

1. Landscape Strip: A landscape strip at least ten feet (10') in width shall be provided along the residential/nonresidential boundary.

2. Buffer Landscaping: The buffer landscaping ~~shall~~ [should] consist ~~primarily~~ of evergreen trees, which shall be at least eight feet (8') in height at the time of planting and capable of reaching a height at maturity of at least twenty five feet (25'). Spacing of the trees shall be equal to seventy five percent (75%) of the mature canopy diameter of the trees.

3. Wall Or Fence Required: Where parking or vehicle circulation areas are adjacent to the landscaping strip, a minimum six foot (6') high opaque wall or fence shall also be required to visually screen the parking or circulation area from the adjacent residential zone; chainlink fence with slats shall not constitute acceptable screening.

~~4. Tree List: The following plants are recommended for planting along Mountain View Boulevard:~~

~~Alligator juniper/Juniperus deppeana~~

~~Arizona cypress/Cupressus arizonica~~

~~Aspen/Populus tremula~~

~~Colorado blue spruce/Picea pungens~~

~~Douglas fir/Pseudotsuga menziesii var. glauca~~

~~Mountain mahogany/Cercocarpus ledifolius~~

~~Ponderosa pine/Pinus ponderosa~~

~~Shrub liveoak/Quercus turbinella~~

~~White fir/Abies concolor~~

~~White southwestern pine/Pinus strobiformis~~

~~5. Parking Spaces: One tree per every ten (10) parking spaces is required in parking lots, with no parking space being greater than one hundred feet (100') from a tree trunk.~~

~~6. Parking Lot Trees: A minimum of seventy five percent (75%) of the required parking lot trees shall be deciduous canopy type shade trees, capable of achieving a mature canopy diameter of at least twenty five feet (25').~~

~~7 [4]. Provisions: All other provisions of section 9-7-5 of this title apply.~~

N. Lighting: The following requirements are in addition to the requirements in section 9-7-8 of this title:

1. The maximum height of a light pole in commercial development that falls within one hundred feet (100') of a residential zone shall be sixteen feet (16') measured from the finished grade to the top of the pole.

2. All other provisions of section 9-7-8 of this title apply. (Ord. 2008-14, 12-2-2008)

9-11C-6: MISCELLANEOUS STANDARDS:

A. All of the miscellaneous standards of the underlying zone shall apply.

B. 1. Screening Of Recreational/Commercial Vehicles And Equipment: All recreational vehicles as well as all commercial vehicles used in support of a business or any other commercial equipment parked on any lot within the MVB overlay district shall be screened from public view and all adjacent rights of way.

2. Landscaping: The use of large caliper conifer trees is encouraged for this screening. Live vegetation used for screening from Mountain View Boulevard shall be exempted from the building permit fee for any other fencing used on the same lot as the vegetative screening as per an approved site plan. See section 9-7-5 of this title for additional landscaping provisions. (Ord. 2008-14, 12-2-2008)